

Aberdare West/Llwydcoed

21/0847/10

Decision Date: 27/09/2021

Proposal: Proposed dwelling.

Location: LAND ADJACENT TO 16 WELLINGTON STREET, ROBERTSTOWN, ABERDARE, CF44 8EW

Reason: 1 The proposed development would be contrary to Policy AW10 of the Rhondda Cynon Taf Local Development Plan, Planning Policy Wales and Technical Advice Note 15: Development and Flood Risk, in that it proposes highly vulnerable (residential) development within a C2 flood zone, without appropriate justification.

Reason: 2 The proposed development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales for the following reasons:

The proposed development encroaches onto the publicly maintained highway increasing hazards to the detriment of safety of all highway users.

The applicant is not in control of the land required to provide a dwelling in accordance with the submitted plans.

The proposed development will generate on-street parking in close proximity to the nearby road bend with limited visibility thus creating hazards to the detriment of highway and pedestrian safety.

The proposal will result in additional on-street parking in an area where there is already substantial demand to the detriment of highway safety.

Report for Development Control Planning Committee

Treherbert

21/0845/10

Decision Date: 29/09/2021

Proposal: Addition of first floor to existing garage.

Location: 38 MOUNT LIBANUS STREET, TREHERBERT, TREORCHY, CF42 5RH

Reason: 1 The proposed garage arising from its design, scale and elevated nature would form an unsympathetic, overly excessive and inharmonious form of development that would subsequently harm the character and appearance of the surrounding locality. As such, the scheme is contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

The proposed garage, arising from its elevated nature and excessive scale would represent an overbearing and incongruous feature to the detriment of existing levels of residential amenity currently enjoyed in the locality. As such, the proposal is contrary to policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Tylorstown

21/1012/10

Decision Date: 08/10/2021

Proposal: Two storey side and rear extension and alterations to existing property to create 2no. self contained flats. Gabion basket retaining walls to form terracing of front amenity space.

Location: 5 WESLEY VILLAS, KEITH STREET, TYLORSTOWN, FERNDAL, CF43 3DS

Reason: 1 The proposed extensions and gabion baskets would represent a visually incongruous form of development which would have a detrimental impact on the character and appearance of the surrounding area. In the absence of an appropriate ecology survey, insufficient information has been submitted to demonstrate that the consequences associated with the impact upon protected species can be adequately managed.

The proposed residential use, in the form of the ground floor self-contained flat, would result in the creation of poor quality living accommodation for future occupiers.

As such the proposal is contrary to Policy AW5, AW6 and AW8 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Supplementary Planning Guidance (SPG) on Development of Flats Supplementary Planning Guidance and A Design Guide for Householder Development.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between:

27/09/2021 and 08/10/2021

Report for Development Control Planning Committee

Ferndale

21/1140/10

Decision Date: 07/10/2021

Proposal: Change of use from a commercial unit into 3 flats.

Location: 63 HIGH STREET, FERNDAL, CF43 4RR

Reason: 1 The proposed residential use, in the form of 3 no. flats is considered to represent an inappropriate development that would result in the creation of poor quality living accommodation contrary to the Council's Supplementary Planning Guidance: Development of Flats – Conversion and New Build and Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 4